



Maltings Farmhouse
Great Wratting, Suffolk

**DAVID
BURR**



Maltings Farmhouse, The Street, Great Wrating, Suffolk CB9 7HQ

Great Wrating is a pretty conservation village boasting a vibrant and successful pub, the Red Lion, a thriving Anglican church, St Mary's, and a church room purchased by the village which is used for meetings and concerts. The village is well known for its successful annual summer fete – held at Great Wrating Hall on the first Sunday in June. Thurlow village is approximately 1.5 miles away with its school, tennis courts and playing field. The property enjoys a rural village setting and is situated on a quiet lane with very little passing traffic and close to the market town of Haverhill (3 miles). Further afield are extensive facilities of the well regarded towns of Bury St Edmunds (18 miles), Newmarket (12 miles) and the city of Cambridge (17 miles). London can be easily reached by train from Whittlesford Parkway or Audley End stations with London Stanstead airport approximately 30 miles away. Barnardiston Hall Preparatory School is also only a short 2 miles away.

Situated in a quiet semi-rural location surrounded by undulating countryside, this charming Grade II listed detached thatched farmhouse is situated in grounds approaching 0.50 of an acre with double garage and studio above that could be utilised as Annexe accommodation (subject to the necessary planning consents). The property enjoys an abundance of charming character, including exposed beams and fireplaces, whilst also enjoying modern facilities.

A Grade II listed characterful farmhouse situated in grounds approaching 0.50 of an acre with double garage with studio over.

An English Oak front door gives entrance into:

VAULTED HALLWAY: A generous hallway with tiled flooring, staircase leading to the Master Bedroom and rooms off, Nest smart thermostat heating control:

KITCHEN/BREAKFAST ROOM: Comprehensively fitted with a range of wall and base units under granite worktop with a 1.5 bowl stainless steel sink inset with boiling and filtered water tap. Integrated appliances include an Aga cooker with dual hotplates, secondary NEFF double oven and four ring induction hob with extractor over, dishwasher, pantry cupboard and undercounter fridge. Plenty of space for a dining table and chairs, tiled flooring and door to the:

DINING ROOM: A charming reception room, ideal for formal entertaining with exposed beams. Door to:

STUDY HALL: Forming the original front hall of the house, now utilised as a Study Hall with staircase to the first floor with storage cupboard beneath, housing the water softener and wine rack, door to the front and feature inglenook fireplace with log burning stove set upon a brick tile hearth with bressummer over. Door to:

DRAWING ROOM: A lovely triple aspect reception room with a range of exposed beams, French doors leading out and featuring a log burning stove set upon a brick herringbone hearth with bressummer over.

SITTING ROOM: A more recent addition to the property, this charming reception room enjoys double aspect views, log burning stove set upon a brick tiled hearth with bressummer over and doors leading into the:

GARDEN ROOM: A stunning vaulted room with English oak frame and solid roof offers views across the grounds and countryside beyond with two sets of French doors leading out to the pond, patio and garden.

UTILITY ROOM: With a further range of wall and base units under worktop with stainless steel sink inset, housing for boiler and hot water cylinder. Door leading to the rear. Tiled flooring.

CLOAKROOM: With WC and wash hand basin.

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First Floor (off Main Hall)

MASTER BEDROOM: Situated off a Lobby Landing with an exposed brick chimney and recessed storage, opening to a generous Master Bedroom fitted with a range of built-in wardrobes, shelving and storage and countryside views

BATHROOM: Comprising panelled bath, separate tiled shower cubicle, WC, pedestal sink unit, heated towel rail and extensively tiled walls and flooring with underfloor heating.

First Floor (Located off the Study Hall)

A split-level landing providing access to:

BEDROOM 2: A generous double bedroom with exposed beams, double aspect views and built-in and recessed storage cupboard.

BEDROOM 3: Another charming double aspect, double bedroom with exposed beams.

BEDROOM 4: A further double bedroom with built-in wardrobe and outlook over the grounds.

BEDROOM 5: With built-in storage and outlook to the front.

BATHROOM: Comprising panelled corner bath, separate tiled shower cubicle, WC, pedestal sink unit, heated towel rail and extensively tiled walls and flooring with underfloor heating.

Outside

The property is approached via a gravel driveway with immediate orchard situated to the right-hand side. The driveway opens into an expansive gravelled parking area with parking and turning for multiple vehicles, in turn leading to the **DOUBLE GARAGE** with light and power connected. The Double Garage enjoys a first floor **STUDIO/GAMES ROOM/WORKSHOP** and the entire building could be utilised as Annexe Accommodation (subject to the necessary planning consents). The gardens are compartmentalised with areas of traditional

lawn, set within retaining brick and flint walls, charming block paved terrace with a fish pond surround, whilst there are a range of mature trees, hedges and flowers interspersed. The grounds further feature a **GARDEN MACHINERY STORE**, storage shed, and garden shed.

SERVICES: Main water and drainage. Main electricity connected. Oil-fired heating to radiators. **NOTE:** None of these services have been tested by the agent.

LOCAL AUTHORITY: West Suffolk House, Western Way, Bury St Edmunds, Suffolk IP33 3YU. Telephone: 01284 763233.

COUNCIL TAX BAND: G. £3,566.02 per annum.

TENURE: Freehold.

CONSTRUCTION TYPE: Woodframe.

FLOOD RISK: None known.

ACCESSABILITY ADAPTIONS: None.

COMMUNICATION SERVICES (source Ofcom):

Broadband: Yes. Speed: Up to 80 mbps download, up to 20 mbps upload.

Phone Signal: Yes, although limited.

NOTE: David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

SUBSIDENCE HISTORY: None known.

RIGHTS OF WAY/EASEMENTS/PUBLIC FOOTPATHS: None known.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None.

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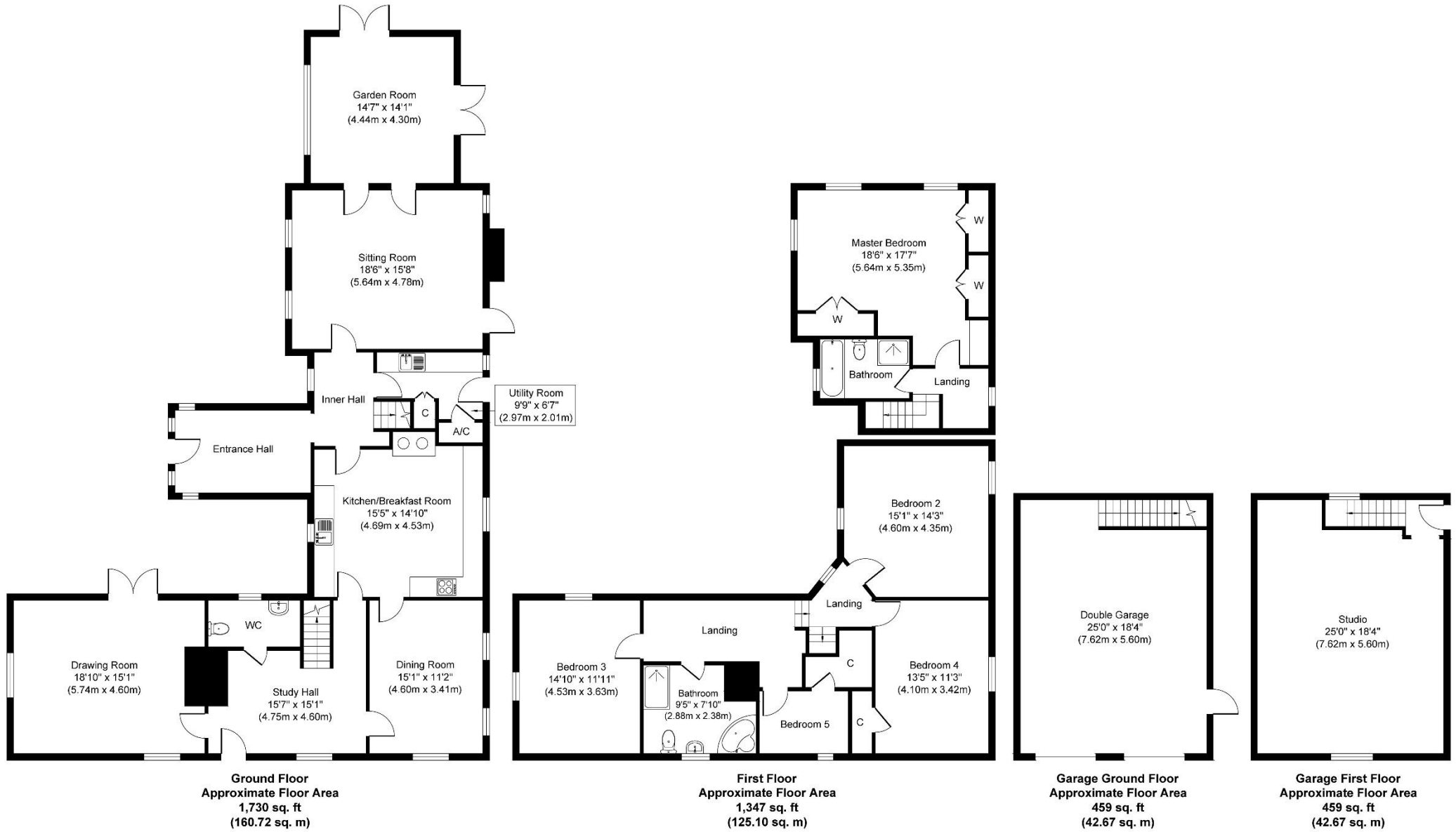
THATCH INFORMATION: None known.

ASBESTOS/CLADDING: None known.

VIEWING: Strictly by prior appointment only through DAVID BURR.

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